

SUBDIVISION COMMITTEE  
Regular Meeting -- September 5, 1967

PRELIMINARY PLANS

C8-67-54      Fairway Greens  
Hogan Avenue and Montopolis Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Hogan Avenue and Montopolis Drive and consists of 11.65 acres with 44 lots, the average lot size being 60' x 140'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer available. Prefer Planning Department's revision.
2. Electric and Telephone Company      - Additional easements required.
3. Storm Sewer Department      - Show size and flow line of drainage structures in Felix Avenue and north of Club Terrace. Further study required, but drainage of Hogan Avenue appears to be a problem. Additional easements may be required.  
West end of Felix Avenue has a poor location in regards to Grove Boulevard intersection.
4. Public Works      - Not represented.

Mr. Foxworth stated that the applicant does propose to carry Hogan Avenue to Grove Boulevard with a 60 foot right-of-way. Grove Boulevard is a secondary thoroughfare in the Austin Development Plan. The owner is contemplating acquiring some land from the country club and Mr. Grove so Felix Avenue could be extended out to Grove Boulevard.

Planning Department comments are as follows:

1. Full 90 feet right-of-way for Grove Boulevard required at time of final platting.
2. Additional right-of-way required to provide 35 feet from City's base line for Montopolis Drive.
3. Recommend modification of plan which extends Hogan Avenue to Grove Boulevard and turns Felix Avenue southerly to "T" into Hogan Avenue.
4. Compliance with departmental reports.

C8-67-54 Fairway Greens--contd.

Mr. Foxworth advised the Committee that the staff recommends approval of this preliminary which extends Hogan Avenue out to Grove Boulevard with the exception of the area north of Hogan Avenue and west of the drainage easement. The staff recommends this area be held in abeyance pending acquisition of additional property. After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of FAIRWAY GREENS, extending Hogan Avenue westerly to Grove Boulevard except for the area north of Hogan Avenue and west of the drainage easement which is to be held in abeyance pending acquisition of additional property subject to conditions 1, 2 and 4 outlined above.

C8-67-55 Lake Shore Colony  
Riverside Drive and Tinnin Lane

This subdivision is located on Riverside Drive and Tinnin Lane. The proposed uses are apartments and commercial, and is classified as urban, containing 26 acres, 18 lots with the average lot size being 200' x 220'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and Sewer available. Additional easements required.
2. Electric and Telephone Company - Additional easements required. Possible underground construction for electric.
3. Storm Sewer Department - Drainage easements required.
4. Public Works - Not represented.

Planning Department comments are as follows:

1. Zoning change required for Lots 2-17 to revert zoning from "GR" to "B".
2. New right-of-way line for Riverside Drive must conform to option line established by the City.

The plan shows the new line on Riverside Drive for the expressway. The City and Walter Kassuba have worked out the line for the expressway so that everyone is aware of the option line.

3. Compliance with departmental reports.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of LAKE SHORE COLONY, subject to the conditions outlined above.

C8-67-56      Richard's Subdivision  
Cameron Road and Reagan Hill Drive

The staff reported that this subdivision proposes apartments and is classified as urban. It is located on Cameron Road and Reagan Hill Drive and consists of 11.94 acres, with 9 lots, the average lot size being 200' x 250'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department      - Water and sewer available. Sanitary sewer approach main required. Annexation to City required for service.
2. Electric and Telephone Company      - Additional easements required.
3. Storm Sewer Department      - Plat complies.
4. Public Works      - Not represented.

Planning Department comments are as follows:

1. Additional right-of-way required for Cameron Road to provide for 100 feet from present City limit line southerly and for 120 feet northerly to conform to Highway Department plans.
2. Full 60 feet of right-of-way required for Berkman Drive with final platting.

The plat proposes to dedicate 30 feet of Berkman Drive for widening. The additional widening will have to come from Nash Phillips property to the east.

3. Annexation and zoning required for use proposed. Oral report to be given at meeting concerning use as related to abutting property.

Mr. Foxworth stated that the staff has discussed with Mr. Chris Crow their concern in relation to the plat. We are not in opposition but it is an area that is undeveloped and a little premature. "B" zoning is acceptable. The property to the north and east is unplatted.

Mr. Foxworth stated that there is an elementary school to the east of the subject property. Before we can start with apartment zoning we should have some idea of where this will stop.

Mr. Riley asked about the extension of Berkman Drive north of the school tract. Mr. Foxworth reported that the full 60 feet of right-of-way will be required and further stated that it is paved, curbed and guttered through the school property to the south, but has never been dedicated.

C8-67-56 Richard's Subdivision--contd.

Mr. Jeryl Hart from Bryant-Currington Engineers pointed out that there was a plat submitted by the school at one time but there was a drainage easement that the school did not want to give.

Mr. Foxworth stated that there are also some back taxes that have not been paid.

Mr. Stevens stated that the streets near the school are not dedicated. The school is now inside the city limits.

Mr. Thomas Watts, engineer, pointed out that the main concern is the school and the commercial tract. "C" zoning is a high use district and is very distracting to single-family residences with lots of noise and traffic. The apartment zoning can absorb this noise in between. The bulk of the property to the north and east should be developed as single-family residences, however, this tract could act as a buffer. The school site is also subject to a change in location.

Mr. Watts stated that Mr. Nash Phillips, owner of the property to the north and east would provide a layout to terminate the "B" zoning.

Mr. Riley stated that the area needs to be studied more intensively. Mr. Foxworth stated that a study has been made between Highway 290 and Cameron Road for single-family residences by the Planning Department.

Mr. Riley inquired about the strip of property just south of the subject property. Mr. Foxworth stated that the property belongs to the Wimberleys.

4. Compliance with departmental reports.

After further discussion, the Committee

VOTED: To APPROVE the preliminary plan of RICHARD'S SUBDIVISION, subject to the conditions outlined above, recognizing the need for a layout on Mr. Phillips' property which will provide a place to terminate the apartment uses.

C8-67-57 Northwest Hills Mesa Oaks, Phase 5  
Mesa Drive and Burney Drive

The staff reported that this subdivision is residential and is classified as urban. It is located on Mesa Drive and Burney Drive and consists of 77.2 acres, with 218 lots, the average lot size being 90' x 120'.

The staff reviewed the following departmental comments:

1. Water and Sewer Department - Water and sewer available.

C8-67-57 Northwest Hills Mesa Oaks, Phase 5--contd.

2. Electric and Telephone Company - Additional easements and lot line changes required.
3. Storm Sewer Department - Plat complies.
4. Public Works - Not represented.

Planning Department comments are as follows:

1. Variance required on length of Blocks N and R. Recommend variance be granted as adequate circulation is provided and area abutting Block R is platted.
2. Recommend modification of the area along and to the east of Mesa Drive.

Mr. Foxworth stated that one objection to the layout in this area is in relation to the future extension of Mesa Drive to the north which will leave approximately 75 feet of depth for the lots on the west side of Mesa Drive. It is felt that lots of this depth facing onto a secondary thoroughfare could not be recommended. The other primary objection is that this layout sets up lots facing onto Mesa Drive, which if approved, would establish a layout to continue the facing of lots onto Mesa Drive onto the north. The main factor which dictates this layout from the developer's standpoint is the fact that there is an existing water main in Shadyrock Drive, the street immediately east of and parallel to Mesa, which extends northerly to Spicewood Springs Road. However, it is felt by the staff that a portion of this water line could be put in an easement, thereby limiting the number of lots which would face onto Mesa Drive.

Mr. Chuck Stahl, representing the developer, indicated that their plans for the extension of Mesa Drive would provide a stub street into the Theobolt Tract at a location one lot north of Lot 9, Block P. This will create a lot siding onto Mesa Drive.

Mr. Foxworth stated that this would offset the staff's objection to the 75 foot lot depth on the future extension of Mesa Drive.

Mr. Stahl presented a resume to the Committee to indicate the developer's thinking and plans for the overall development of the Northwest Hills area. He stated that they have tried to study the area simply as a subdivision, and when we are ready to present a new plan, the City wants to know about the collector streets and where they will be. We have tried to give advance notice as to where these will be, however, sometimes this is impossible. We have set up a master plan which proposed super blocks which will be bounded by collector streets. Since the cluster type houses have become so popular, we are planning to construct green areas through the middle of these super blocks. Along with this there are three rules we try to abide by: (1) All streets within these super blocks, except cul-de-sacs, will feed onto one of the collector streets. (2) All streets

C8-67-57 Northwest Hills Mesa Oaks, Phase 2--contd.

bounding the super blocks will be at least 60 feet wide. (3) Loop streets and hook streets within the super blocks have become more popular because of their privacy. The main point being that these streets lead to a collector street, which in turn leads to a thoroughfare street which take the traffic where it needs to go. It would have been easy to make this into a simple grid system, but we do not like that. We also find large trees in some areas and generally try to be flexible enough so these trees will not have to be cut down to build the streets and houses. All we are trying to do is provide adequate circulation.

Mr. Stahl also reported in regard to the lots facing Mesa Drive. He stated that the builders want to build their houses facing the wide street because of exposure and ease of finding and sometimes arrange the house plans so the garages face the side streets. He indicated that the developer could restrict the houses to face one street or the other, but further indicated that they would rather not make restrictions of this sort.

Mr. Stahl also stated that they are in a bind because of the water line in Shadyrock Drive which was put there by the City prior to any planning on the part of the developer. He indicated that since Mr. Barrow has acquired the property to the east of Shadyrock Drive they would be willing to re-study this area to see if anything better could be worked out, indicating that Burney Drive may be offset at Mesa Drive in the final analysis.

In view of this, Mr. Foxworth asked Mr. Stahl if they would be willing to leave this portion of the plan in abeyance so further study could be made. Mr. Stahl stated that they would and also indicated some problems west of Block X, which might necessitate some changes. He also commented that Mr. Egbert V. Smith, who owns the tract adjoining Block C had asked them to adjust the location of the stub street between Block C and D to provide more depth between the street and his east property line, indicating they would make this adjustment.

### 3. Compliance with departmental reports.

After further discussion Mr. Foxworth recommended that the portion of the plan from one lot depth west of West Rim Drive to the east line of Mesa Drive be approved, and that the remaining portions of the plan be held in abeyance pending further consideration. The Committee then

VOTED: To APPROVE that portion of the preliminary plan of NORTHWEST HILLS MESA OAKS, PHASE 5, from one lot depth west of West Rim Drive to the east line of Mesa Drive, granting a variance on the length of Block R, and to hold in abeyance the remainder of the plan pending further study.

## SHORT FORM PLATS - CONSIDERED

The staff reported that the following short form plats have complied with all requirements of the Ordinance and recommended approval. The Committee therefore

VOTED: To APPROVE the following short form plats:

C8s-67-135 Sherry-Dale Resub. of part of Block 7  
North Lamar and Denson

C8s-67-131 Johnston Terrace Block "B"  
Gardner Road and Jain Lane

C8s-67-132 John R. Pond Subd.  
Oak Hill and Bee Cave Road

C8s-67-123 Crestview Resub. of Lot 11, Block 6  
Anderson Lane and Rutgers

C8s-67-81 Rutland Addition  
Rutland Drive and Robin Ray

C8s-67-127 Schoedel Addition No. 2  
Burlison Road

The staff reported that this short form plat has complied with all requirements of the Ordinance and recommended approval. The Committee then

VOTED: To APPROVE the short form plat of SCHOEDEL ADDITION NO. 2.

C8s-67-124 Harrell Estates  
Bull Creek Road

The staff recommended disapproval of this short form plat pending compliance with departmental reports. The Committee therefore

VOTED: To DISAPPROVE the short form plat of HARRELL ESTATES, pending compliance with departmental reports.

C8s-67-126 Bowling Green Resub. of Lots 8-11, Block D  
Bowling Green and Shamrock

The staff recommended disapproval of this short form plat pending compliance with departmental reports. The Committee therefore

VOTED: To DISAPPROVE the short form plat of BOWLING GREEN RESUB. OF LOTS 8-11, BLOCK D, pending compliance with departmental reports.

C8s-67-128 McKalla Addition  
McKalla Drive and Rutland Drive

The staff reported that this subdivision is located at Rutland Drive at the intersection of Robin Ray Drive. We had set this up subject to the owners on both sides providing 10 feet to get the required 80 feet to make an

C8s-67-128      McKalla Addition--contd.

industrial street. The original street was 60 feet in width. A letter has been submitted and in effect there are two variances involved. The street is still only 70 feet wide. The other 10 feet should come off the west side. The other variance is due to the fact that the adjoining owners do not wish to participate in the platting. The staff recommends disapproval pending completion of departmental reports and that a variance on the signatures of the adjoining owners be granted. The Committee therefore

VOTED:      To DISAPPROVE the short form plat of MCKALLA ADDITION, pending the requirements as noted, and GRANTING a variance on the signatures of the adjoining owners.